

# \$970,000 - 10 Ghost Country Place, Waiparous

MLS® #A2180448

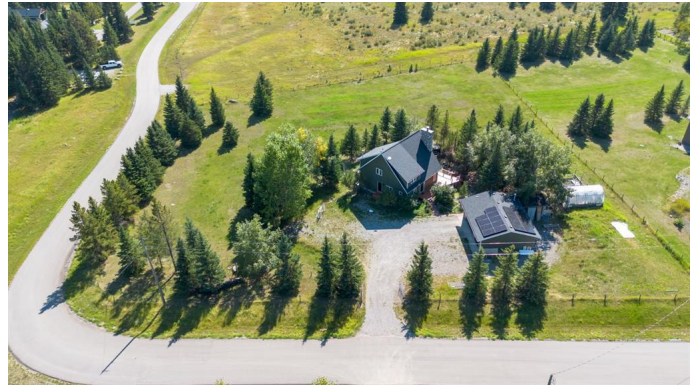
**\$970,000**

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 1.84 Acres

NONE, Waiparous, Alberta

DREAM ACREAGE FOR OUTDOOR ENTHUSIASTS! With the Rocky Mountains at your doorstep and only 30 minutes to Cochrane this home offers a perfect balance of life in the country. Donâ€™t miss this FULLY FINISHED WALKOUT with a TRIPLE GARAGE that has been HIGHLY UPGRADED. This newly renovated home sits up high on a 1.84 acre corner lot with incredible south and west views. You are immediately welcomed home into the open concept living room with 2 storey vaulted ceilings centered around the beautiful river rock stone floor-to-ceiling fireplace. The entrance has been updated with a large open storage space perfect to keep your outdoor gear organized. The powder room at the front entrance has been updated with new paint, flooring and vanity. The kitchen offers refinished cabinets, including a barn wood feature on the island, granite countertops, 2024 Samsung refrigerator and 2023 Samsung gas range. On the main floor you will find a nice size bedroom or perfect home office space as well as a brand new laundry room with new flooring, cabinets, sink + faucet, countertop and 2023 Samsung Washer + Dryer. Flooring updates include NEW - 2024 LVP flooring and trim and 2023 lifeproof carpet with 11mm underlay on the walkout level. From your kitchen step out onto the pressure treated cedar deck (2021) to enjoy the beautiful views and evening sunsets. The upper floor has a large master bedroom with 2



large closets and a new (2024) updated full bath with new paint, flooring, double vanity, and new lighting and fixtures. The upper level also has a great loft area perfect for a reading nook, hobby room or home office. The fully finished basement is complete with 2nd stone fireplace, renovated 3 pc bathroom including a gorgeous walk-in tile shower. The 3rd bedroom on the lower level is perfect for guests. The walkout basement leads out to the private entertaining area with a firepit and hot tub that has been serviced with new electrical, plumbing, motor and cover (2022). The triple car garage comes with a 2021 roof, 2022 new door and control and new windows, as well as all new paint and siding refinishes. The exterior siding has been refinished and painted on both the house and the garage. The house, garage and deck have all been protected with Flame Safe Fire Poly Fire retardant. Other updates include 2022 well pump upgrade, all PLUMBING changed over from PolyB to PEX (2023), and FURNACE replaced in 2022 as well the septic was serviced in 2023. New MAG Solar Panel system installed in 2024 to offset utilities costs, further information available. A greenhouse, shed, flower and vegetable gardens are also all located on the property. With 40 kms of groomed trails, camping, fishing, hiking, mountain biking and cross-country skiing all on your doorstep this is an outdoorsman's dream home. Within walking distance to 2 rivers and the Waiparous creek and Ghost River conjunction. A short drive to Ghost Lake recreation area and on to Canmore from here and only 30 minutes to Cochrane.

Built in 1994

### **Essential Information**

MLS® #	A2180448
Price	\$970,000

Sold Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	1.84
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

### **Community Information**

Address	10 Ghost Country Place
Subdivision	NONE
City	Waiparous
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L 1N0

### **Amenities**

Parking	Heated Garage, Insulated, RV Access/Parking, Triple Garage Detached
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### **Interior**

Interior Features	Built-in Features, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
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Lot Description	Backs on to Park/Green Space, Back Yard, Corner Lot, Front Yard, Garden, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 22nd, 2024
Date Sold	February 11th, 2025
Days on Market	81
Zoning	RR
HOA Fees	0.00

**Listing Details**

Listing Office	CIR Realty
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